

**Minutes of Meeting
Grafton Planning Board
October 5, 2009**

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A regular meeting of the Grafton Planning Board was held on Monday, October 5, 2009 in Conference Room A at the Grafton Municipal Center, 30 Providence Road, Grafton, MA. Present for the meeting were Chairman Bruce W. Spinney III, Vice-Chairman, Robert Hassinger, Clerk Peter Parsons, Heath Christensen, Stephen Qualey and Associate Member Sadie Miller. Staff present was Town Planner, Stephen Bishop and Assistant Planner Ann Morgan.

Chairman Spinney called the meeting to order at 7:00 p.m.

**ACTION ITEM 1-A – REVIEW PLANNING BOARD REPORT ON CEVMS –
ZBL 2009-5 – ARTICLE 25**

Mr. Hassinger wished to note that the petition did not reference the correct section of the By-Law and suggested correcting that citation. Chairman Spinney stated the Board should reference also Chief Crepeau's recommendation of the message being fixed at no less than 2 minutes instead of 5 seconds. The Board agreed that they needed to reference well identified reasons and language to recommend passing over the article at Town Meeting. Mr. Parsons suggested that the Planning Board's language be sufficient for the lay person to understand.

Mr. Christensen suggested consensus of the last sentence of the sixth paragraph be combined with the last paragraph for a stronger position of the Planning Board not committed either way with their recommendation.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to approve the draft report with the changes discussed. **MOTION** carried unanimously 5 to 0.

**ACTION ITEM 1-B – REVIEW PLANNING BOARD REPORT ON MASSAGE
PARLORS – ZBL 2009-6 – ARTICLE 24**

Mr. Hassinger recommended adding the language "whichever is more stringent" to the Planning Board's recommendation.

MOTION by Mr. Parsons, **SECOND** by Mr. Qualey, to approve the draft report with the changes discussed. **MOTION** carried unanimously 5 to 0.

**SP 2009-8 GARY HENRICH, (APPLICANT/OWNER) – 115 PLEASANT
STREET – COMMON DRIVEWAY**

Chairman Spinney noted there has been a request to continue the public hearing.

Mr. Bishop informed the Board that there was a technical deficiency with the application, resulting in an incomplete list of abutters being notified for this public hearing. Mr. Bishop noted that an updated list has been issued from the Assessor's Office and abutters can be re-noticed this week, allowing sufficient advertising time to qualify for the October 26th Planning Board meeting if the Board grants the applicant's written request to continue the hearing.

MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to grant the applicant's written request to continue the public hearing to October 26, 2009 at 7:30 p.m. **MOTION** carried unanimously.

DISCUSSION ITEM 2-A – ELECTRONIC SIGN BY-LAW SUBCOMMITTEE

Mr. Bishop suggested the Board delay on a decision regarding this matter until after Town Meeting action. Mr. Parsons remarked that he respectfully disagreed with the statement and felt the Board should move forward with this issue. Chairman Spinney noted that the Board has a lot on its plate at this time, specifically the major issue of the creation of new design for a mixed use zone as part of the South Grafton Streetscape Program.

MOTION by Mr. Hassinger to table the subcommittee issue to a later date pending the outcome of Town Meeting.

AMENDED MOTION by Mr. Hassinger, **SECOND** by Mr. Parsons, to table the subcommittee issue pending the outcome of Town Meeting, to the first Planning Board meeting after Town Meeting.

DISCUSSION: Mr. Qualey noted that someone from the Planning Board should be on the Subcommittee. Mr. Christensen also remarked that it was not a great idea to expect the business community to figure out the by-law, not having the knowledge or background to accomplish the task.

MOTION carried unanimously 5 to 0 by roll call vote: Qualey-aye; Christensen-aye; Spinney-aye; Hassinger-aye; Parsons-aye.

STAFF REPORT

Mr. Bishop informed the Board that the "Brigham Hill Estates" Subdivision is scheduled to be auctioned off on October 14, 2009. Mr. Bishop also noted that their 90-day extension by the Planning Board for plan endorsement is expiring at the next Board meeting on October 26, 2009. Mr. Bishop stated he had spoken to the Engineer currently handling the project and been told that Conservation had signed off on the plans, but it is still unclear whether or not all will be complete by October 26.

Mr. Bishop wished to note that he had met with Rocco Addeo, Normand Gamache, and Mike Weaver this morning for a pre-application discussion regarding the possible re-submission of the "Hilltop Plaza" project. Mr. Bishop stated Mr. Addeo will be putting together a listing of more specific uses for feedback from the Planning Board, addressing aesthetics, pedestrian access, and more sound documentation of traffic issues.

MINUTES OF PREVIOUS MEETINGS

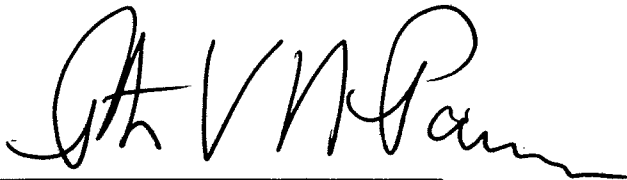
MOTION by Mr. Hassinger, **SECOND** by Mr. Christensen, to approve the open session minutes of September 28, 2009 as drafted. **MOTION** carried unanimously.

Mr. Bishop reminded the Board they should check the offerings of the Citizen Planner Training Collaborative, adding that there are funds in the budget to subsidize the cost for Planning Board members.

Mr. Bishop also reminded the Board of the Fisherville & Farnumsville Streetscape Project public meeting scheduled for Wednesday, October 7 at 7:00 p.m.

MOTION by Mr. Christensen, **SECOND** by Mr. Parsons, to adjourn the meeting. **MOTION** carried unanimously.

The meeting was adjourned at 7:55 p.m.

A handwritten signature in black ink, appearing to read "Peter Parsons", written over a horizontal line.

Peter Parsons, Clerk

